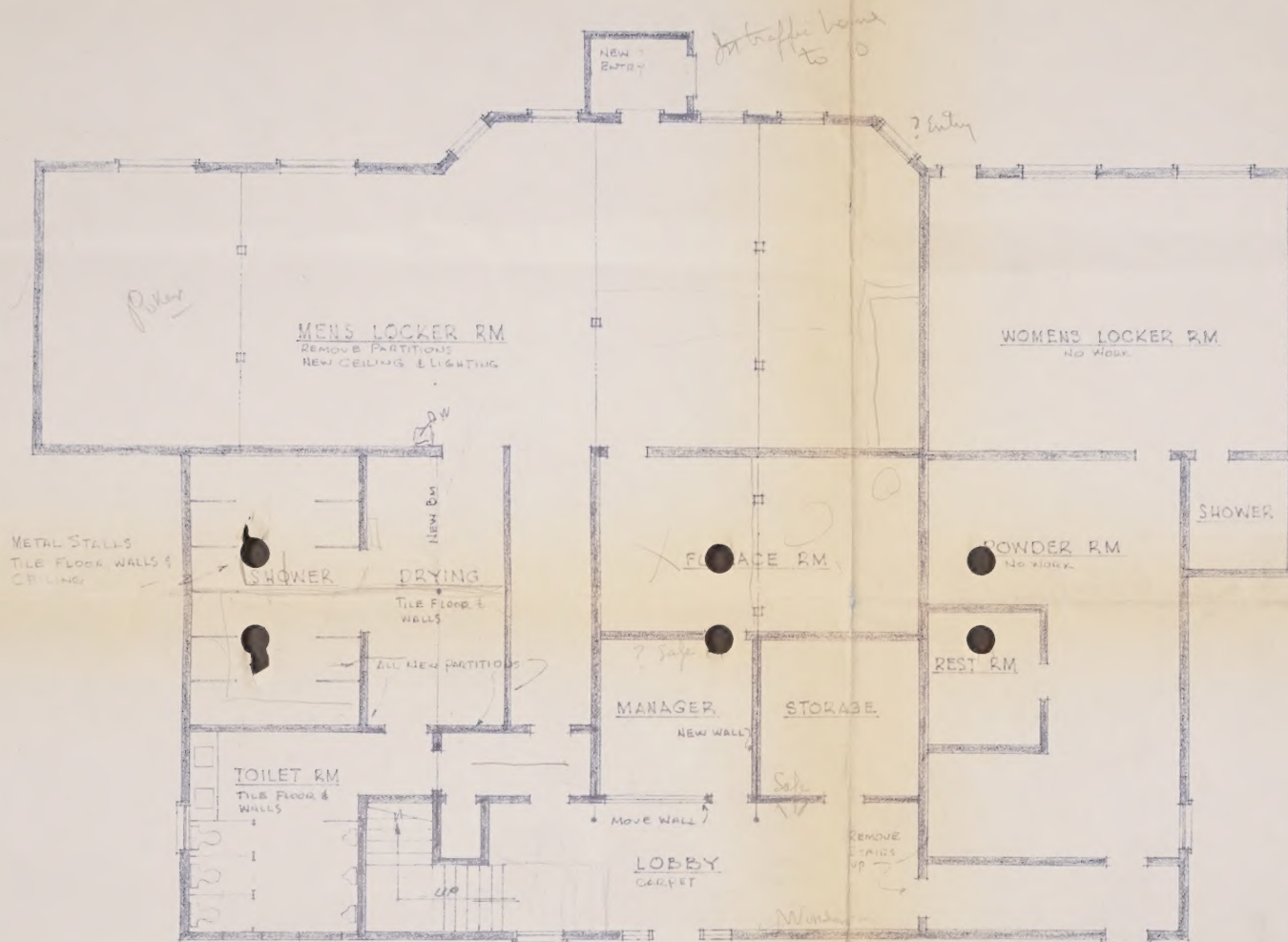


Wk to 10 Days



GROUND FLOOR PLAN
SCALE $\frac{1}{8}" = 1'-0"$

SUGGESTED GROUND FLOOR REVISIONS
FOR
ASTORIA GOLF & COUNTRY CLUB

ROBERT B. MARTIN, ARCHITECT A.I.A.
LINCOLN CITY, OREGON

BUMBLE BEE SEAFOODS, Inc.

ASTORIA, OREGON

June 3, 1964

T. F. SANDOZ

CHAIRMAN OF THE BOARD

Mr. Clayton Morse
1060 Ridge Drive
Astoria, Oregon

Dear Clay:

I enjoyed my evening with you and your committee. I thought it might be helpful if I would set down for your my observations.

I think it would be desirable for your committee to make an overall report covering every phase of the field that you were instructed to study, which I understand embraces club house, potential swimming pool, tennis court, driving range, and tee and green renovations on the course.

As a separate project would be the basic consideration of whether to modernize the present club house or abandon it and construct an entirely new club house.

For what it is worth I give you my observations concerning the above. At this stage of the economy and population of the county, I think the construction of an entirely new club house is premature.

The major need at the present time, in my opinion, is to make essential improvements in the present club house. This would embrace removal of the carts to a new facility, preferably adjoining the present power cart storage room. An even better location would be in the vicinity of the present old caddy house to the right of the entrance driveway.

My idea is to build the pro shop across the north end of the club house. This could be accomplished through excavation and having the roof in the form of a deck off the dining room where meals or drinks could be served. In conjunction with this, bring the driveway up and around creating a circle which would enclose the putting green adjacent to the first tee.

*Geo -
For your information
Clayton*

Mr. Clayton Morse
Astoria, Oregon

June 3, 1964
Page Two

Modernize the women and men's locker rooms with new lockers, new rugs, new lavatories and baths; keeping in mind light and ventilation.

If, subsequently, we need more room it could be done by extending the present bar out towards the 10th ~~avenue~~.

Much of the present adverse comments about our club house facilities could largely be corrected by an attractive interior decorating job and appropriate new furnishings.

With the pro shop moved to the north side of the present building we could then arrange for an attractive entrance to the upstairs. One stairway should be sufficient so that the landing would lead to the bar and parlor.

The present kitchen and dining room facilities I think are satisfactory until patronage should warrant some change.

The next order for procedure, in my opinion, should be the reconstruction of certain greens and enlargement of the tees. This could be projected on a three year program and incorporated in the regular annual budgets.

In considering the above I think that the service of an architect is essential to enable your committee to answer the questions that are sure to be raised by membership.

I think the club house and course improvements should be presented as a package deal.

I think the tennis court should have priority over the swimming pool; numbers and days of use and cost being the major factors in this evaluation.

I think that the changes that are projected for the driving range would cause this to be put at the bottom of the list as far as improvements. However, I think that you would be derelict if you did not at least present to the Board a complete projected program for such a facility.

Mr. Clayton Morse
Astoria, Oregon

June 3, 1964
Page Three

With respect to the club acquiring the land immediately west of the 7th fairway, my thoughts are as follows. If the State Land Board put this property up for disposal I am confident that they will want to do it on a competitive bid basis. I doubt that the club could negotiate the long term lease. Unless there should be some long range plan for the utilization of this land in connection with changes in the course layout, I see no need for it.

The only possible need would be the need for a location for a new club house. In this respect, it is rather inaccessible. Furthermore, with the heavy public boating that is taking place on the lake I do not think it is advisable. The major reason against it is that if we would ever want to rebuild the club house I think the present site of our club house is ideal. The view is beautiful and distinctive and the vista that we now enjoy tells the story of our course in one glance. Not only that, but the cost involved in moving the shops, cart storage and the present parking facilities, to me, makes this visionary and well in the future.

In closing, I do think that your committee should give careful consideration to a complete overhaul to the present membership program. First, getting a clarification of just who owns or has the right to proprietary memberships; and second, quit selling proprietary memberships and sell only playing memberships with some redeemable value upon death or change of residence.

If we have an appraisal of the properties including the value of the course, then it should be brought up to date in the light of current and prospective future trends.

Sincerely,

ASTORIA GOLF & COUNTRY CLUB
REPORT OF PLANNING & DEVELOPMENT
COMMITTEE

AUGUST 15, 1964

President L. R. Spofford on January 2, 1964 appointed Clayton Morse chairman of the Planning and Development Committee and stipulated the following: "The function of the Planning and Development Committee is to conduct a study of the long range future needs of the Club; such as future new clubhouse, course improvements, a practice range and property acquisition as these projects indicate the need."

Club members appointed to serve on the committee were: Orvo Nikula, Capt. Frank Gillard, Dr. Jorma Leinassaar, Don Edy, Jerry Greenberg, and Course Superintendent George Harvey.

COMMITTEE
MEETINGS:

Seven formal committee meetings were held and considerable time was spent on thorough discussion of all facets of the course and club house operation.

At once, it became evident that attention be given to two widely divergent approaches to the ultimate design and location of the Club house and facilities thereto:

First: The continuation of the present site with requisite added features as they may become financially available.

Second: Acquisition and development of complete new facilities on the present Camp Rilea property located West of No. 7 fairway and North of No. 4 green.

The Committee was complimented by the attendance of Mr. Tom Sandez at one of the earlier meetings and in subsequent discussion gave serious consideration to numerous suggestions presented by him.

CLUB HOUSE:

Relative to continuation of the present club house added facilities suggested (not in order of importance) were:

Practice Area

Pro-Shop Building

Club Storage

Tennis Courts

Swimming Pool

Men's & Ladies' Locker Rooms

New Entrance to Lounge & Bar

View Windows West Side of Lounge

In discussing added features to the present club house, the committee acknowledged that changes in location of present tees and greens might be involved and gave this consideration.

In examining the relocation of the club house and facilities to another area, it was recognized that rather drastic changes in the present order of fairway play could well be involved at substantial expense to the club.

FINANCING:

Predicated on a charge of \$2.50 per month per number the following sums may be borrowed at 6% interest and paid up as indicated:

\$ 20,000	approx.	3 $\frac{1}{2}$ years
30,000		4 $\frac{1}{2}$ years
50,000		8 years
60,000		10 years
100,000		24 years

On analysis of the above schedule, the committee is of the opinion that obligations for capital improvements should be limited to the \$50,000 - 8 year classification. It is recognized, however, that an increase in membership or added assesment would hasten the repayment of an obligation.

PRACTICE AREA:

The Committee deliberated on various proposed sites and established the following:

1. An area purchased by the club in 1959 from G.T. McClean, located South of the Golf Course, across the Sunset Beach Road.
2. An area paralleling the Sunset Beach Road, roughly the width of the present practice area below the 10th fairway, extending westward to the dune separating the 13th and 14th fairways.
3. An area extending in a northeasterly direction from the vicinity of the present 9th green to the property line along highway 101 above and east of the pump house on the 9th fairway.

The Committee has ascertained the following information pertinent to each of the areas enumerated:

Area #1 was purchased by the club in 1959 for the following reasons:

1. To provide an area for overflow parking during tournaments and other events.
2. To provide sand and soil for course and parking maintenance and improvement.
3. To acquire the 30' x 80' storage shed on the property.
4. To be leveled and developed for a practice area.

This area is approximately 600 feet from the pro shop (250 ft. further than the area adjacent to the ladies' 11th tee) has adequate area for development. It is 300' wide on Sunset road, 740' deep, and 500' wide at the southern end.

During the past five years sand has been removed from the area to the extent that presently it is more than half leveled. To complete leveling, it is estimated that the work could be done by a D-8 Cat in three to four days time at a cost of approximately \$400. The area could be utilized for practice within a weeks' time.

To convert the area for a permanent driving range, after leveling, it should have top-soil applied and be seeded. This work may well be accomplished by the grounds crew. Note is made that this area is somewhat protected from southwest storms by the same dunes structure that forms a portion of the 10th fairway.

Area # 2 developed for a practice area would entail moving the 11th and 13th tees and the 12th green at an estimated cost of \$7,500. In addition, the adjacent playing area would require protection by a high, ball stopping fence. The area has the disadvantage of facing into prevailing winds - both southwest and northwest.

Area # 3 has the advantage of being sheltered by the 1st fairway hill and play would be in a northerly direction. Development of this area would require moving both the 9th green and 1st tee, changes and alterations

in the irrigation system running along # 1 hill and the 8" water main which crosses the hill. Filling the swamp, paralleling Highway 101 would require 500 feet of culvert at a cost of \$3,500 and 20,000 yards of fill estimated to cost in place \$8,000 to \$10,000. The cost of developing this area, exclusive of fencing (which would be a requisite) is estimated between \$15,000 and \$20,000.

In view of the above factors, the Committee recommends the selection of area # 1.

The Committee suggests eventually enclosing the entire area with suitable fence and gates 84" in height. Exclusive of labor the cost is estimated between \$3,500 and \$4,000.

A practice shed should be constructed with the area adjacent to the Sunset Beach road for use during inclement weather incorporating storage and phone to the pro-shop.

The Committee recommends that because of the nominal cost of making this area available that work be projected at once. On development of sufficient sod, the Committee suggests to the Board that lessons and practice be prohibited in all fairway areas.

PRO-SHOP &
CLUB STORAGE

In studying the problems of a new pro-shop and club storage area thought was given to the following:

1. Control of players at the 1st tee by pro-shop employees.
2. Convenience to the members to club storage and pro-shop.
3. Observation and supervision by pro-shop employees of the 10th tee and the 9th and 18th greens.
4. Economy of construction.
5. Future needs of membership and space demands predicated on a growing membership.
6. Utilization of the space presently used for pro-shop and club storage and coordinated development of this area in conjunction with a new facility.

Sites Considered:

1. East of the present club house in the vicinity of the lower putting green.

2. West of the present club house, attached to the building, and overlooking the 18th green.
3. North and attached to the present building and adjacent to # 1 tee.

After consideration of the requisite facilities and sites, the Committee recommends the adoption of site # 3. The height of the structure to be at or below the present dining room windows. It is acknowledged that there will be some excavation and that #1 tee will be lower and toward the West of the present site.

The Committee in examining features of a pro and storage building is advised that approximately 1800 sq. ft. is required for the ground storage and alley ways for 250 carts. This footage may be reduced by double decking on platforms. 700 sq. ft. is considered adequate for the pro-shop. Provision should be made in addition for open storage under roof for carts as well as a caddy room and one or two toilets. A building for these features would approximate 3200 sq. ft. and at \$8 to \$10 per sq. ft. is expected to cost with other requisite features \$28,000 to \$32,000. 32,000

LOCKER ROOMS

Completion of the pro-shop - storage building will make available an additional 1000 sq. ft. for locker room and facilities and for a re-designed entrance to the upper floor. The Committee is advised that for the foreseeable future, the ladies area is sufficient.

The Committee is of the opinion that an architect employed to design the pro-building should be instructed to re-design the locker and stair area as part of over-all plan for the building.

SWIMMING POOL TENNIS COURTS

The Committee in recognizing the merit of these projects, notes that locker and shower facilities are not now available for the younger members of families. This makes it impractical to consider these projects at this time. Rather, thought should be given in the architects' design for facilities for the use of the younger people.

COMMITTEE RECOMMENDATIONS

1. Tee, green, and fairway improvements are considered continuing projects to be accomplished primarily by the regular employees.
2. Development of the practice area can well start at once with an ultimate enclosure in which the pro handles lessons as well as selling and picking up practice balls.
3. Design and construction of a pro-shop and club storage building.

4. Design and rehabilitation of locker rooms and main stairway.

CAMP RILEA
PROPERTY

During discussion of the Camp Rilea property located West of #7 fairway and North of #4 green it became evident that specific information was needed as to title and availability of this property. With this in mind, Dr. Jorma Leinassar was asked to develop all possible information.

CONCLUSION:

In view of the fact that the membership of the club is conditioned to the payment of \$2.50 or more per month assessment, it is recommended that the club proceed with the progressive development of the practice area as outlined.

That a competent architect be employed to design a pro-shop and club storage; and re-design the mens' locker rooms and public entrance.

It is well to have true costs determined so that suitable financial arrangements may be made keeping in mind a continuing development of club facilities for the ultimate benefit of all the members.

PLANNING & DEVELOPMENT COMMITTEE

BY: Clayton C. Morse
Chairman

ROBERT B. MARTIN - ARCHITECT, A.I.A.
ROUSKE BUILDING LINCOLN CITY, OREGON 994-2129

5 January 1966

Mr. Ford Knutsen
P. O. Box 657
Astoria, Oregon

Dear Ford:

We received approval from the Fire Marshal for the Pro Shop, with a list of regulations. The only one that might cause trouble is Item 3, since we have 2880 square feet under roof. I believe it would be wise to run the walls up at the south end of the shop and west side of storage. These are the walls of the covered area.

If I can ever get through the roads, I will be down.

Will you please turn the list from the Fire Marshal over to Mittet.

Yours very truly,

Robert B. Martin, AIA
Architect

RBM:drb
Enc.

OFFICE OF STATE FIRE MARSHAL

RECEIVED
DEC 31 1965

CHECK LIST OF FIRE AND LIFE SAFETY REGULATIONS

- () 1. The building must be of Type I or Type II construction.
- () 2. All interior construction must be of the type and quality which will meet the requirements for a one-hour fire resistance rating.
- (✓) 3. Attic areas must be subdivided into sections of not greater than 2,500 square feet in area by draft barrier partitions substantially as outlined in Section 3205 of the Uniform Building Code, 1964 edition.
- () 4. All interior openings in corridor walls must be served by doors having fire resistive characteristics equal to 1 3/4-inch thick solid core wood doors, except where fire door assemblies are required, such as in access ways to vertical openings. Relights in corridor walls must be of wired glass set in fixed metal framing.
- () 5. All vertical openings such as stairways, trash and linen chutes, mechanical shafts, etc. must be fully enclosed. Access openings therein must be protected by self-closing and latching Class B (☐ 1 1/2 hour) (☐ 1 hour) fire door assemblies.
- () 6. Where the piercing of fire stops or framing members is necessary to accommodate utility runs, such as electrical raceways, plumbing, ventilation ducts, etc. when all work is completed the openings must be fully sealed to provide a barrier to the passage of fire equal to that of the member before it was pierced.
- () 7. All interior finish (wall and ceiling surfaces) must have a flame spread rating of not greater than 225 (Class III). The interior finish of corridors must have a flame spread rating of not to exceed 75 (Class II). The interior finish of stairways, must have a flame spread rating of not greater than 25 (Class I).
- (✓) 8. Combustible acoustical material, where used, must be securely installed with metallic holders, staples, screws, or similar fasteners or with a heat resistant adhesive capable of holding the material in place at a temperature of not less than 1000° F. for a period of not less than thirty minutes.
- (✓) 9. All doors must be fitted with hardware of the type having no provisions for locking against egress, the method of operation being obvious.
- () 10. Exit doors must be hinged to swing in the direction of exit travel (applicable when serving a potential occupancy load of 50 or more).
- (✓) 11. All heating, ventilation, cooking, air conditioning and other service equipment and appliances must be of standard types as tested and listed by a nationally recognized testing agency, such as Underwriters' Laboratories, Inc., and must be installed in full compliance with the testing agency's listing specifications and recognized safe practices in each case.
- () 12. All exit doorways and ways of access thereto must be well identified by means of approved electrically illuminated exit signs, served by an emergency circuit (Ref: Section 3312, Uniform Building Code, 1964 edition).

- (1) 13. Fluorescent light fixtures, where installed on combustible surfaces must be approved by Underwriters' Laboratories, Inc. for such mounting or must be so installed as to provide at least one-inch of air space between the fixture housing containing the ballast transformer and all combustible materials.

✓ IT MUST BE UNDERSTOOD THAT THE INCLUSION OF AND COMPLIANCE WITH STATE REGULATIONS IN BUILDING CONSTRUCTION DOES NOT PRECLUDE THE NECESSITY OF COMPLYING WITH THE REQUIREMENTS OF LOCAL CODES, REGULATIONS AND ORDINANCES.

Astoria Golf & Country Club

Building Committee Report, Jan.12,1966

Meeting of building committee held at clubhouse Weds. January 12 1966. Members of Committee present were Clayt Morse, Vic Horgan, ^{George Hare} Don Mitchell, and George Abrahamsen. Absent Ford Knutesen.

The building committee recommended going ahead with the remodel of the locker room per the plan submitted at the last board meeting which entails doing the following:

1. Remove stairway to dinning room area and building a outside stairway from ladies end of lobby to dinning room.
2. Remove wall from dumb waiter to outside wall and install a beam to carry the building weight.
3. Drop ceiling to approximately 7 feet to facilitate the heating lighting and ventilating.
4. Put in a new toilet room in the southeast corner of mens locker room.
5. Cut opening from existing shower room to the existing rest room and make a room for members to dry themselves. This room would include a vanity shelf for lotions etc. A basin will probably be installed in this room for any one wanting to shave before or after showering.
6. Install new forced air hot air heating system. This system to include heat for the whole building as well as the locker room.
7. Make existing furnace room smaller and fireproof.
8. Build a room for drying clothes and shoes adjacent to the furnace room.
9. Enlarge lobby.
10. Build managers office off main lobby on first floor.
11. Build storage room adjacent to managers office.
12. If funds hold out we plan to put in a new drop ceiling in the lounge area of the ladies locker room, *Possibly New lights.*
13. Carpet lobby and mens locker room.
14. New paneling in lobby area.
15. New aluminum entrance door to main lobby.
16. The existing drying room for mens shower to be made into a janitor room with service sink and storage area for cleaning equipment.

17. Compressor and mixer containers to have cabinet built around them.
18. Enclose area from the top of the lockers to the ceiling with perforated masonite or some similar material.
19. New lighting in mens locker room and lobby.
20. Plaster the inside of the outside walls in the mens locker room.
21. The existing hot water heater to remain in same location but will be enclosed with removable panels.
22. Rear entrance to be remodeled to protect it from the weather.
23. Obscure glass windows to replace existing windows.
24. Mechanical ventilation to be installed in critical areas such as the rest room, shower, and drying room.
25. The committee feels that the existing shower room is adequate for the present membership and will be left as is.
26. The committee would like to recommend that the architect be paid for all services to date and then be terminated. We feel that the committee and contractor can handle this phase of the improvements.
27. The finance committee has approved an additional sum of Ten Thousand dollars to be added to our present loan which should make about Twenty Five Thousand dollars available for the club house improvements.
28. The committee would like approval to start the improvements immediately. Such things as changing the stairways and removing some of the old equipment can be done right away, some of the other phases cannot be started until the clubs have been moved into the new building which will be around the first of February.

Building Committee Report

January 18, 1966

Meeting of building committee held at Andrews & Stevens Tuesday January 18, 1966. Members present: Tom Mitchell, Vic Horpan, Clayt Morse, Ford Knudsen, George Abrahamson. Tommy Williams guest.

The building committee recommends going ahead with the remodel of the locker room per the plan submitted with this report which entails doing the following;

1. Remove stairway going to ladies locker room and dinning room, making storage area above where stair has been removed.
2. Remove wall from dumb waiter to outside wall and install a beam to support building.
3. Drop ceiling in mens locker room to approximately 7 ft. to facilitate the heating, lighting, and ventilating.
4. Put in new toilet room in southeast corner of locker room.
5. Cut opening from existing shower room to the existing rest room and make a room for members to dry themselves. This room would include a vanity shelf for lotions etc. A basin will probably be installed in this area for any one wanting to shave before or after showering.
6. Install a new forced air hot air heating system. This system to include heat for the whole building as well as the locker room.
7. Make existing furnace room smaller.
8. Build a room for drying clothes and shoes adjacent to the furnace room.
9. Enlarge lobby.
10. Build managers office off main lobby on first floor.
11. Build storage room adjacent to managers office.
12. If funds hold out we plan to put in a new drop ceiling in the lounge area of the ladies locker room, possibly new lighting.
13. Carpet lobby and mens locker room.
14. New paneling in lobby area.
15. New aluminum entrance door to main lobby.
16. The existing drying room for mens shower to be made into a janitor room with service sink and storage area for cleaning equipment.

17. Compressor and mixer containers to have cabinet built around them.
 18. Enclose area from the top of the lockers to the ceiling with perforated masonite or some similar material.
 19. New lighting in mens locker room and lobby.
 20. Plaster the inside of the outside walls in the mens locker room.
 21. The existing hot water heater to remain in same location but will be enclosed with removable panels.
 22. The rear entrance to the mens locker room to be remodeled to protect it from the weather.
 23. Remove glass windows to replace the existing windows in the mens and ladies locker rooms.
 24. Mechanical ventilation to be installed in critical areas such as the rear room, (mens & ladies), shower room, drying room & south west corner of locker room.
 25. The committee feels that the existing shower room is adequate for the present membership and will be left as is.
 26. Paint lockers a lighter color.
 27. The committee would like to recommend that the architect be paid for all services to date and then be terminated. We feel that the committee and contractor can handle this phase of the improvements.
 28. The finance committee has approved an additional sum of Ten thousand dollars to be added to our present loan which should make about Twenty five thousand dollars available for the club house improvements.
 29. The building committee would like to have the finance committee and the board approve an additional commitment of five thousand dollars to the above amount just in case it is needed. The committee will make every effort to hold within the Twenty five thousand dollars but it isn't going to be easy.
- The building committee would like approval to start the improvements immediately. Such things as cleaning the stairway and removing some of the old equipment can be done right away, some of the other phases cannot be started until the clubs have been moved into the new building which will be around the first of Feb.

Respectfully submitted,

George A. Abrahamson
George Abrahamson, Chairman of Building Comm.

Building Committee Meeting

The building committee met January 28, 1966 at the Club House. Members present were George Harvey, Don Mitchell, Ford Knutesen, Vic Horgan, and George Abrahamsen and Clayt Morse. Guests at the meeting were Al Mittet and Chuck Gustafson.

The committee selected the color for the ceramic tile to be used in the rest room and the drying room.

The committee decided to block in the windows in the locker room and plaster over them inside and out. The window jambs have deteriorated to the point that it would cost more to replace them and install obscure glass than to block them off. This will also make more wall space available for locker locations.

In order to get some of the duct work in for the furnace it was decided that the clothes drying room would go to the rear of the man's office. Part of this room would be used to hide the ductwork, the balance of the space under the duct would be a closet for drying clothes.

It was decided that as long as we had the plasterer on the job we would have the outside of the last foundation wall plastered. This will water proof the wall and also make it look better.

Chuck Gustafson explained how the heating plant was to be installed and suggested that the committee keep in mind that insulating the ceiling of the upstairs rooms would cut the heating cost of the building as much as 20%.

The Front and rear entrances were discussed with Mr. Mittet but no decision was made on how to change them at this time.

The existing hot water tank will have an enclosure around it. This will be built in such a way so that a person will be able to walk by the tank inside the enclosure. The enclosure will have an access door at the end of the enclosure.

The type fixtures for the plumbing in the new rest room were selected at this meeting.

The committee made a quick tour of the new Pro shop and found it progressing satisfactorily.

George Abrahamsen
Chairman, Building Committee.

Building Committee

The building committee met February 8th at noon at the Club house. Members present were George Harvey, Clayt Morse, Vic Horgan, Don Mitchell and George Abrahamsen, Ford Knutesen absent. Also present were Richard Paulsen, Al Mittet and Chuck Gustafson.

The committee okayed the following changes;

1. tile in rest room to be five feet high instead of four ft.
2. card room to be adjacent to managers office next to the entrance to the locker room.
3. plumbing fixtures to be wall hung.
4. concealed water pipe to be changed to copper.
5. single door to be used for entrance.
6. managers office and storage area sizes changed.
7. small safe to be recessed into rear of managers office.
8. managers office to have dutch door with glass top and the balance of wall to be glass.

The location of a trophy case was discussed but not decided on. The problem of new lockers was discussed but no decision made on this.

Clay Morse showed samples of ceiling tile material and the fiber glass was selected


George Abrahamsen
Chairman, Building Committee

Building Committee


The building committee met at the Club house February 18, 1966 at noon. The following members of committee were present; George Harvey, Vic Horgan, Clayt Morse, and George Abrahamsen. For~~th~~ Knutesen and Don Mitchell were absent. Also attending the meeting was Al Mittet.

The following items were discussed and agreed on;

1. Rug for Lobby.
2. Paneling for Lobby.
3. Lights for Lobby.
4. Front entrance doors.
5. Rear entrance door and protection from weather.
6. Pair of swinging doors for the locker room entrance.
7. Wrought iron railing for stairway on ladies side of Lobby.
8. Vinyl type floor covering for managers office.

The committee toured the project and found it progressing satisfactorily.

Respectfully submitted,



George Abrahamsen, Chairman

February 24, 1966

Mr. Robert B. Martin, Architect
Rouske Building
Lincoln City, Oregon

Dear Bob:

As you know, the Pro Shop on which you were the Architect has been completed and accepted by the Club.

The Building Committee has for consideration your statement of February 1, 1966 which is apparently your final one showing an amount due of \$1,677.50 which includes \$215.00 for plans and specifications.

Your Architect's fee is based on the percentage of 10% and our original understanding was 6% for plans and specifications and 4% for supervision so a total fee of \$2,947.50. We have paid \$1,485.00 which would leave a balance due of \$1,462.50 excluding your additional fee of \$215.00.

I wrote you on November 16, 1965 regarding this item and again on December 7, 1965.

It is the feeling of the Building Committee that the additional charge of \$215.00 which you have made should be included in your fee for the plans, specifications, and supervision. The Building Committee is willing to approve the balance of \$1,462.50 but because of the limited supervision, they feel this should be the final and total amount of your statement.

In the event this meets with your approval, I should appreciate your confirming this so that the check for this amount can be issued.

Very truly yours,

ASTORIA GOLF & COUNTRY CLUB

By

Building Committee Meeting March 4, 1966.

Members of the committee present were Don Mitchell, Vic Horran, George Harvey, and George Abrahamsen. Mr. Mittet was also present.

The committee received Mr. Mittet's bill for January and February in the amount of \$9,768.33 and approved it for payment.

The committee selected a design for the iron railing to be installed on the stairway.

George Harvey was instructed to have his crew start painting the locker room with a pale yellow color. A door with a wire clear glass window in it for the rear entrance.

The committee made a tour of the project and found it to be progressing satisfactorily.

Meeting adjourned about 1:30 PM.

George Abrahamsen

March 7, 1966

Mr. Robert Smith, President
Dodge Building
Chicago City, Illinois

Dear Sir:

I was out of town last Friday and when I returned to the office Saturday morning, I found your statement with the suggestion of a meeting of the Building Committee on Monday. This was a little too late for me to get the Building Committee together.

After giving you a somewhat preliminary investigation, as it is not very far from the Building Committee for a special meeting, I suggest you write in a letter your best estimate of the situation as of 3:15 PM. I mention if there is anything which you would say at a meeting which could not be included in a letter.

If you call in this I shall be glad to assist you in the Building Committee.

Sincerely yours,

Very truly yours,

ALFRED WOLF & COMPANY, INC.

By

FX:dl

April 13, 1966

Mr. Richard Baldwin
City of Warrenton
Warrenton, Oregon

Re: Astoria Golf & Country Club

Dear Dick:

The Golf Club has under consideration installation of a main and fire hydrant to reduce the fire insurance rate.

Please advise the estimated cost to extend the present water line with a 4 inch line including an approved fire hydrant that would be within 1,000 feet of the Club House and other buildings.

Thank you for your cooperation.

Very truly yours,

KNUTSEN INSURANCE

By

FK:bl

cc: Mr. Don Mitchell

cc: Mr. George Harvey

CITY OF WARRENTON

WARRENTON, OREGON

97148

HAROLD C. GRANSON
MAYOR

EMERSON E. BALDWIN
AUDITOR AND POLICE JUDGE

P. O. Box 280
TELEPHONE 961-2222

April 14, 1966

APR 15 1966

Knutsen Insurance
375 Twelfth Street
Astoria - Oregon

ATTN: Mr. Ford Knutsen

~~Confidential~~

Enclosed is an estimate of cost of a four-inch line for the Astoria Golf and Country Club. This should be accurate for all fittings--labor, under ideal conditions, could run slightly less.

The City of Warrenton is not particularly interested in making this type of installation at the present time because of the condition of the old wood stave pipe in the City's distribution line. Warrenton is attempting to get loan and grant money to replace this with transite within the next year, in which case a "TM" installed as the line were laid would cut down considerably in cost.

If this is not particularly an emergency item, we would suggest waiting the outcome of the City's application for federal funds.

Sincerely,

CITY OF WARRENTON

E. R. Baldwin
Auditor & Police Judge

ERB:jb
Encl.

The following is an estimate for a 4-inch line, hydrant, meter, by-pass, necessary fittings and labor (to include equipment) for installation at the Astoria Golf and Country Club

290'	4" AC pipe	@ \$.90/ft	\$ 261.00
	14" x 14" x 4" flange tee		250.00
2	4" mechanical joint tees	30.00	60.00
2	4" " " 90° bends	21.00	42.00
2	4" " " gate valves	65.00	260.00
1	4" compound meter		950.00
2	4" flange x comp. adapters	30.00	60.00
1	4" flange gate valve		55.00
1	meter box		40.00
1	4" galv. pipe x 4" AC adapter		20.00
4	45° bends for 4" AC	15.00	60.00
1	4" hydrant		130.00
	cost of replacing concrete in highway		36.00
	equipment (backhoe)		250.00
	labor		<u>500.00</u>
			\$2,974.00



375 - 12TH STREET, ASTORIA, OREGON
TELEPHONE 325-1541

April 15, 1966

Mr. Don Mitchell
Columbia Oil Company
2nd & Marine Drive
Astoria, Oregon

Re: Installation of Water & Hydrant

Dear Don:

We have had a prompt response from the City of Warrenton giving us an estimate to install a water line and hydrant in order to reduce the fire insurance rate.

I am enclosing a copy of their estimate and letter for your file.

Just as soon as we receive definite information on the rate reduction from the Bureau, I will discuss it with you.

Very truly yours,

KNUTSEN INSURANCE

A handwritten signature in dark ink, appearing to be "J. L. Knutsen", is written over the typed name "KNUTSEN INSURANCE".

FK:bl
Encl.

cc: Mr. Allan Callahan

cc: Mr. George Harvey

May 24, 1965

Mr. Robert H. Harris, Treasurer, A.G.C.
P. O. Box 212
Astoria, Oregon

Dear Sir:

I wrote you on March 11, 1965 regarding your statement of \$215,000 bid price and specifications for the construction of the 7th hole on which we have had previous correspondence.

Your statement has been discussed by the Board of Directors and the Building Committee and the members of their opinion is that the original estimate's bid of \$215 should stand. We would go to some extent in discussion regarding the original estimate and reductions which were necessary but I think we both understand the problem well.

I trust that the Board of Directors and the Building Committee has not agreed with you, so we are enclosing our check as final payment for the balance due in the amount of \$1,412.00 which I trust will be acceptable.

Very truly yours,

ASTORIA GOLF & COUNTRY CLUB

By

FRANK
Encl.

July 20, 1966

Mr. Roger S. Soens
Plastic Sales & Service, Inc.
81 Yesler Way
Seattle, Washington

Re: Astoria Golf & Country Club
Pro Shop

Dear Mr. Soens:

As you know, you installed Torginol floor covering in the Pro Shop at the Astoria Golf & Country Club near Warrenton, Oregon the early part of this year.

A recent inspection indicates that the floor is showing considerable wear. We do not know the reason for this but we should like to have you make an inspection the next time you have someone in the area.

I should appreciate it if you will call me at the time of your inspection.

Very truly yours,

ASTORIA GOLF & COUNTRY CLUB

By:

Ford Knutsep

FK:bl

✓ cc: Mr. Don Mitchell, President

cc: Mr. George Abrahamsen



375 - 12TH STREET. ASTORIA, OREGON
TELEPHONE 325-1541

July 26, 1966

Mr. Don Mitchell, President
Astoria Golf & Country Club
c/o 5th & Marine Drive
Astoria, Oregon

Dear Don:

This will confirm our previous conversations regarding the shoe cleaning machine which is used by various Clubs in California.

As I previously advised you, Mr. McWaters has kindly arranged and is obtaining contributions from various non-resident members to purchase either one or two of these machines for the Golf Club.

Please be sure to advise the various people that all the checks sent in from the non-resident members are held and kept in a separate fund.

This will be an excellent contribution on the part of Mr. McWaters and the non-resident members.

Best regards.

Very truly yours,

Ford Knutsen

FK:bl

cc: Mr. W. R. McWaters
cc: Mr. Marlow Quick
cc: Mr. Dave Hobbs
cc: Mr. Richard Paulsen
cc: Mr. Erling Orwick
cc: Yergen & Meyer



375 - 12TH STREET, ASTORIA, OREGON
TELEPHONE 325-1541

August 18, 1966

Mr. Don Mitchell
Columbia Oil Company
5th & Marine Drive
Astoria, Oregon

Re: Pro Shop Floor Covering

Dear Don:

On July 20, 1966 I wrote to Mr. Roger S. Soens, Plastic Sales and Service, Inc., Seattle, Washington, advising him that the Torginol Floor Covering was not wearing as we had expected.

In the early part of the Oregon Coast Tournament, Kent Wright advised me someone called at the Pro Shop representing themselves to be the Torginol representative for Oregon and inspected the floor covering. Kent did not get his name but he did make an inspection of the floor, explained to Kent the reason the floor was not wearing and he did recommend reinstalling the floor covering.

We have heard nothing from them since.

Today Roger Soens called me from Seattle in answer to my letter and wanted to know about our problem. I outlined it to him and also mentioned the inspection. He stated he knew nothing of the inspection and he could not understand who it might be. In any event, he plans to reinspect the floor covering on Monday August 22, 1966 and he will call you then.

Very truly yours,

KNUTSEN INSURANCE

By

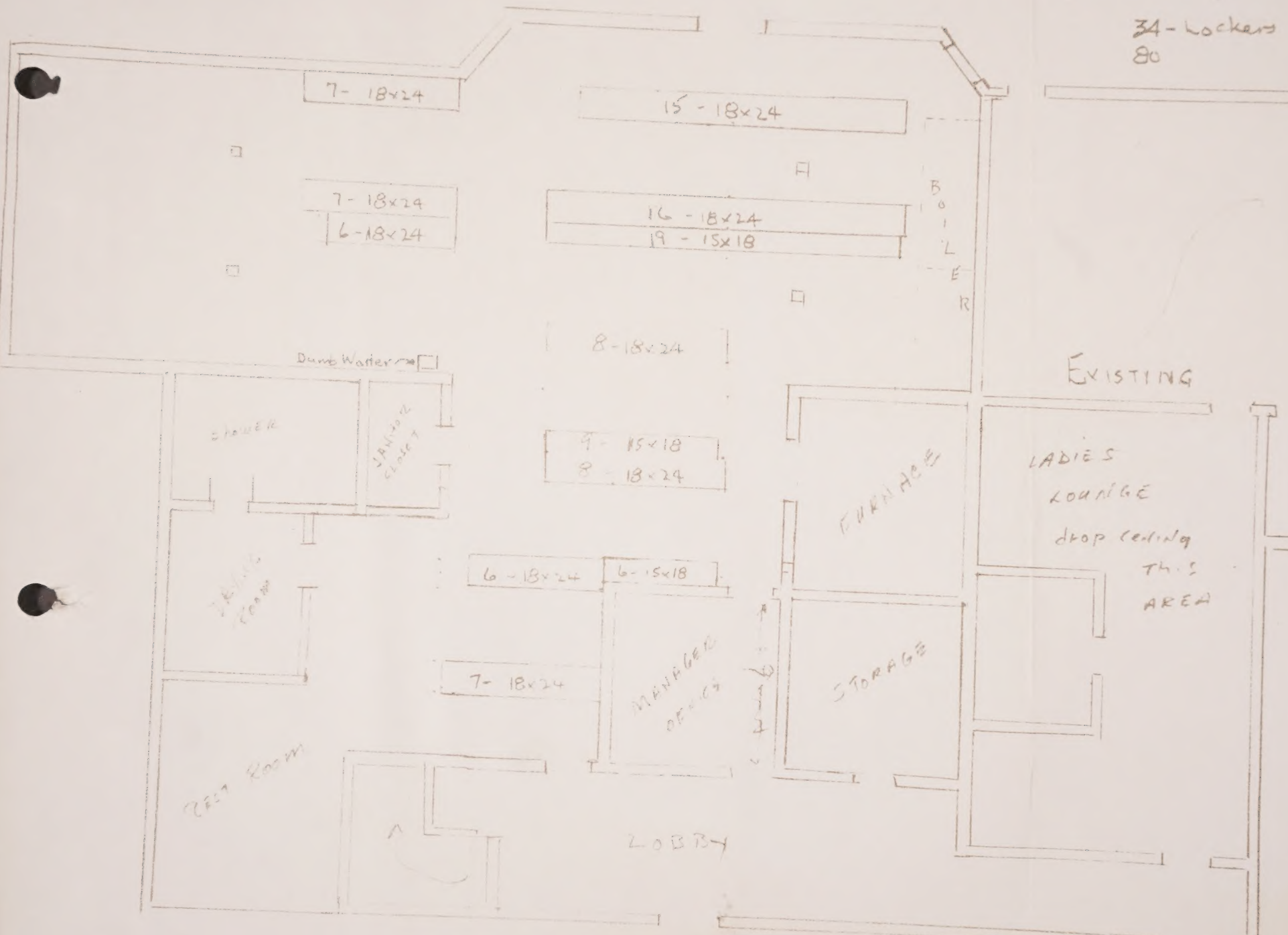
A handwritten signature, likely "Ford", is written over the printed name "By".

FK:bl

cc: Allan Cellars

cc: George Abrahamsen

34 - Lockers
80

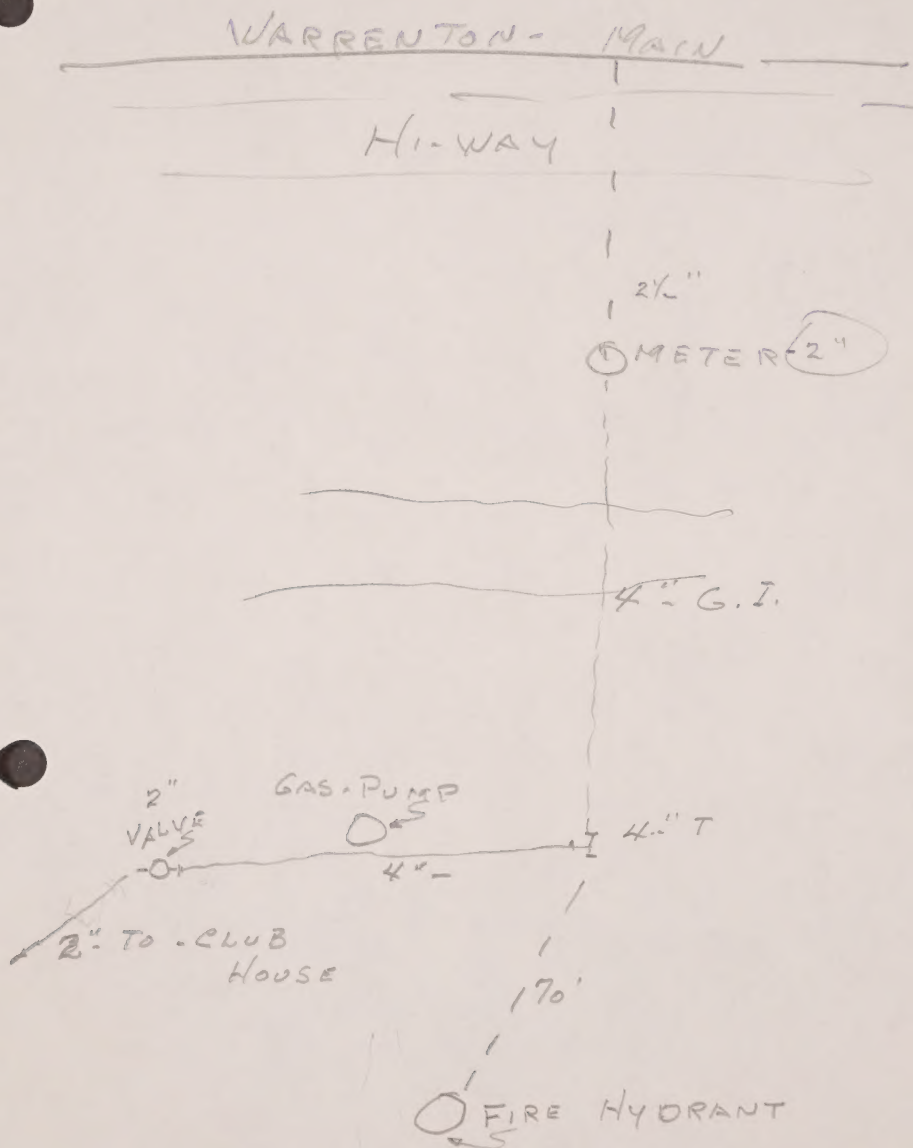




Consolidated Supply Co.

Capitol 8-6511 -- 2300 N. W. 26th Ave., Portland

Pipe—Valves—Fittings—Plumbing—Heating—Waterworks—Industrial Supplies





CHANGE ORDERS PRESENTED TO BOARD AT SPECIAL MEETING JUNE 24th 1969.

Under ground electrical service:

Proposal "A" eliminate the pole close to new building and run underground from pole down by parking lot, meter the house and shops from same pole, add Four hundred thirty six dollars (\$436.00). This charge is from PP&L company and is set up by the Public Utilities Commission.

Proposal "B" run underground from existing pole close to new building with overhead wires to the pole, PP&L charge would be \$305.00, Electrical contractors credit would be \$470.00 so we would have a credit of \$165.00.

Proposal "C" same as A only meter all buildings inside the boiler room of new building, PP&L charge \$436.00, Contractors charge for feed back line for house and shop meter \$200.00 for a total extra cost of \$636.00.

Proposal "C" would save us 3 Or 4 dollars per month on our electric bill from PP&L.

Oil tank change order:

Proposal "A" change oil tank to a 2000 gallon from 5000 gallon size, delete the oil guage in boiler room, delete concrete over tank, tank to be 3/16 guage with Underwriters label and have manhole in it, credit contract \$450.00.

Proposal "B" same as A except tank would be polized on the outside with a fiberglass covering for longer life, credit contract \$350.00.

Proposal "C" put tank in as called for with all guages etc., contract no change.

Total change orders to date:

Septic tank add \$3,540.00

Tartan " 880.00

\$4,420.00

There are other changes coming up that will be extra on the plumbing such as the line to the new septic tank and three floor drains have been added, these changes will ~~probably~~ probably cost about \$350.00 to \$400.00. It will be to the Clubs advantage to do this work on a cost plus basis rather than firm bid.



375 - 12TH STREET, ASTORIA, OREGON
TELEPHONE 325-1541

August 8, 1969

*Cart shed
Club
Club House*

Mr. George Abrahamsen, President
Astoria Golf & Country Club
Warrenton, Oregon

Dear George:

This will confirm our conversation regarding the responsibility of the Golf Club for property on their premises. You will recall our recent problem with the St. Paul Insurance Company which they contended we failed to exercise care in the June 1, 1968 fire and they were making claim against the Club for the payments they have made to their insureds for property in the Club House. It has been our contention that we have had no liability unless proven negligent although it does not prevent someone from making a claim.

The present day experience of practically all insurance companies has been unsatisfactory, they have become more technical in loss adjustments, and they are pursuing every possibility of recovery against other parties.

Your attention is called to the electric golf cart storage area which members of the Club store their carts with estimated values from \$500 to \$1,000. The cart storage building is of light construction, could easily be a total loss and in the event of loss, presents the possibility of a similar claim for property of others on the Club premises.

There are two methods of providing protection for possible claims. The first is extending your Comprehensive Liability policy to include legal liability for this property, which would result in an additional premium. The second is that an Indemnity Agreement be obtained from each cart storage owner agreeing to hold the Club harmless for any damages to their property while on the Club premises. This Indemnity Agreement would be somewhat similar to the present practice of requiring the renters of electric golf carts to sign the Indemnity Agreement which they are responsible for the electric cart as well as any claims resulting.

It is our recommendation that you take the necessary steps to protect the Club.

Very truly yours,

KNUTSEN INSURANCE

By

Kord

FK:bl

cc: Jerry McCallister